

# YOUR Inspection Report



*Bringing What Matters to Light*

**FOR THE PROPERTY AT:**

64 Mordecai Lincoln Road - The Residency and Mill  
Scituate, MA 02066

**PREPARED FOR:**

DAN FENNELLY

**INSPECTION DATE:**

Monday, February 7, 2022

**PREPARED BY:**

Todd Goff



BEACON  
STREET  
HOME  
INSPECTION

Beacon Street Home Inspection  
Hull Street  
Cohasset, MA 02025

781-733-7892

Massachusetts Lic # 721

[www.beaconstreethi.com](http://www.beaconstreethi.com)

[todd@beaconstreethi.com](mailto:todd@beaconstreethi.com)



March 4, 2022

Dear Dan Fennelly,

RE: Report No. 2044  
64 Mordecai Lincoln Road - The Residency and Mill  
Scituate, MA  
02066

I'd like to thank you for choosing Beacon Street for the initial documentation of the Mordecai Lincoln homestead. The site is remarkably significant for both its past historic value and future potential. This particular work documents the current condition of both the Residence and the Mill structure. All directions given in the reports are done assuming the reader is standing outside facing the front of the building.

While the following document has been arranged in such a way that the most pertinent observations are addressed first, I urge you to read through the entire document. The report has been prepared for the exclusive use of my clients. No use by third parties is intended. I will not be responsible to any parties for the contents of the report, other than the party named herein.

The report is effectively a snapshot of the buildings, recording their conditions on a given date and time. One-time, visual evaluations cannot predict future behavior, and as such, I cannot be responsible for things that occur after the inspection. This document itself is copyrighted, and may not be used in whole or in part without my express written permission. It was a pleasure working for you and the town of Scituate. Remember, if you have any questions about the report and its findings don't hesitate to give me a ring: 781-733-7892

Sincerely,

Todd Goff  
on behalf of  
Beacon Street Home Inspection

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# SUMMARY SECTION

64 Mordecai Lincoln Road - The Residency and Mill, Scituate, MA February 7, 2022

Report No. 2044

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SUMMARY SE

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

## Roofing

### SLOPED ROOFING \ Asphalt shingles

**Condition:** • Near end of life expectancy

The asphalt roof covering on the mill structure is well into its useful life and nearing full depreciation. There is an open void on the front gable roof line that is actively allowing water to gain entry to the structure. This needs to be repaired immediately. Others areas of the roof sheathing, from interior examination, appear to be in decent condition. The condition of the shingle roof covering itself is heavily worn. These are non-architectural grade shingles that are most likely past their anticipated lifespan. Complete roof covering replacement would be highly recommended in the near future to properly protect the structure.

**Implication(s):** Chance of water damage to structure, finishes and contents

**Location:** Mill structure



*Detail of damage to mill roof covering*



*Overview of mill roof covering*



*Puncture on front gable roof line*

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## Exterior

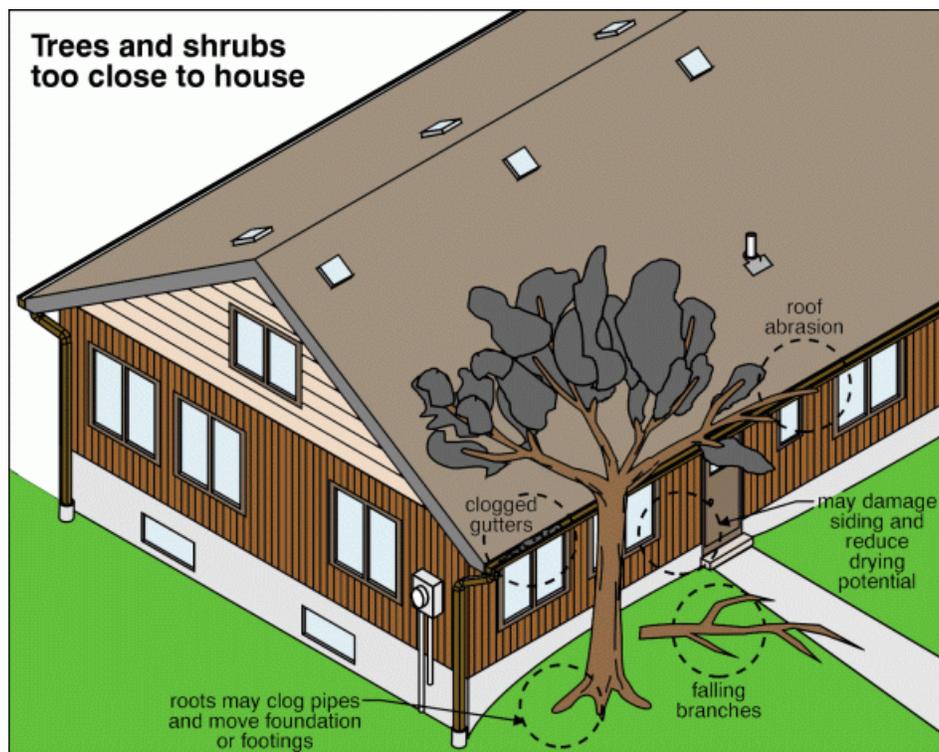
### LANDSCAPING \ General notes

**Condition:** • Trees or shrubs too close to building

There are numerous trees that are growing nearly in contact with the residence structure. This is generally not recommended for a variety of reasons: (1) vegetation near exterior siding tends to trap moisture against the siding, increasing the potential for decay in building fabric; (2) vegetation in contact with a structure increases the likelihood of insects transferring into the structure and; (3) the roots of trees have been noted to disrupt nearby foundation materials over time. Removal of mature trees within six feet of any structure should be strongly considered. Discuss with arborist.

**Implication(s):** Chance of water damage to structure, finishes and contents | Chance of pests entering building | Material deterioration

**Location:** Right Side



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Trees too close to structure



Trees too close to structure

## Structure

### FLOORS \ Columns or piers

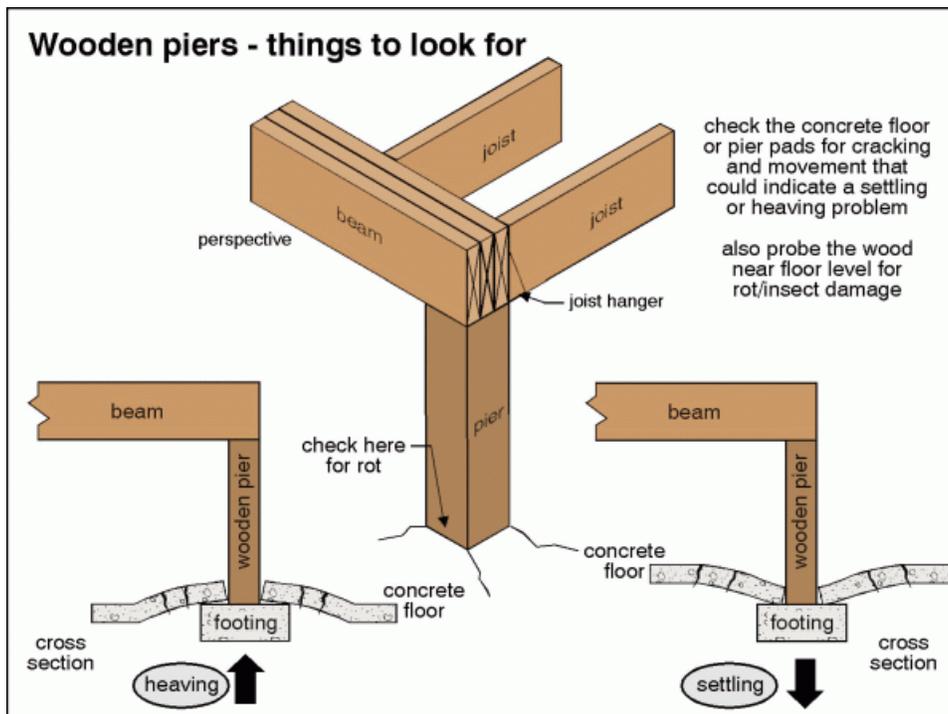
**Condition:** • Rot

There are several older, cedar support posts in the basement of the residence. These feature have sustained significant damage from exposure to water. They should be the subject of through evaluation by a qualified contractor.

Improvements to internal supports will be needed.

**Implication(s):** Weakened structure

**Location:** Residence structure



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Heavy decay to cedar posts



Heavy decay to cedar posts

**Condition:** • Rot

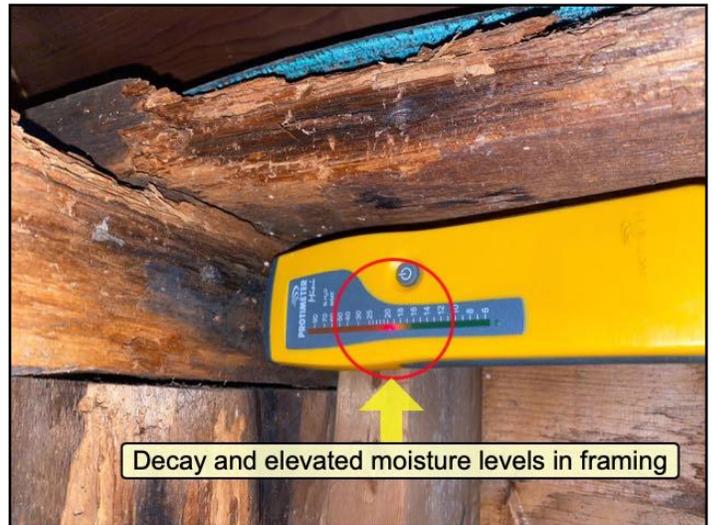
Water has been gaining access to the rear interior of the mill for some time. Relatively significant amounts of water damage and decay were noted along this elevation from the roof line down to the first floor. Moisture readings were taken from a variety of areas along the interior of this elevation and all were high, increasing the lower you went on the elevation, (which is not surprising). While this report is not diagnostic in nature, it appears the roof flashing along the length of this elevation failed years ago and has ever since been allowing water to run inside the wall along framing and sheathing. Compounding this condition, prevailing winds along this rear elevation work to blow any roof drainage back against the siding. Further evaluation is promptly need to arrest any further water infiltration. While it is currently unlikely that framing members have suffered terminal amounts of damage, a general contractor or qualified specialist should be brought in to properly document and evaluate the framing. If left unaddressed, damage will most likely become more structurally compromising.

**Implication(s):** Weakened structure

**Location:** Mill structure



Heavy damage to flooring



Second floor, rear plate and beam

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History of water damage in rear sheathing and framing



Saturated sheathing @ rear plate and right corner post

Second floor, rear wall sheathing

Rear, right plate and corner post



Over 50% moisture content

Heavy damage and high moisture content

First floor, rear framing and flooring



Second floor, overview of impacted area

## FLOORS \ Sills

**Condition:** • Rot

There is a visible area of decay/damage to the left side wooden sill of the residence structure. This feature can be seen from inside the basement, fronting the chimney mass. The feature was not directly accessible due to standing water in the basement. Further evaluation will be needed to determine the extent of damage and need (if any) of repairs.

**Implication(s):** Weakened structure

**Location:** Residence structure

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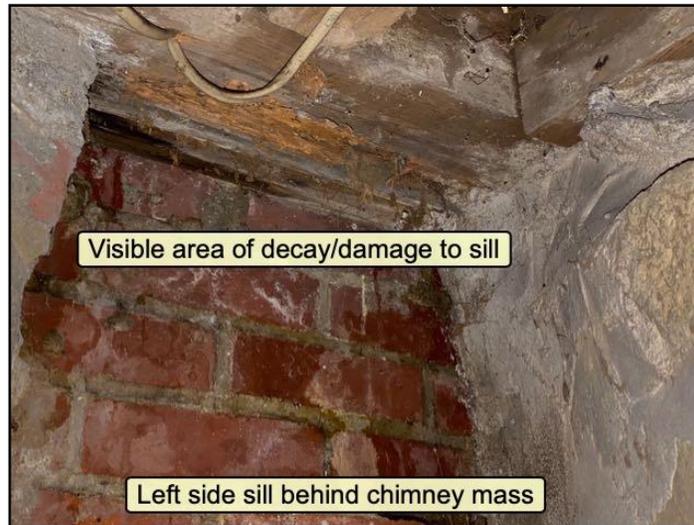
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*Left sill of residence structure*

## **FLOORS \ Joists**

**Condition:** • Prior repairs

Additional post and beam supports have been installed, running front-to-back, in the basement of the residence structure. These two features are not properly secured in place. At least one post is loose to the touch and none are properly secured where they come in contact with the beam they support. This installation should be further evaluated by a qualified contractor.

**Implication(s):** Weakened structure | Chance of structural movement

**Location:** Residence structure



*Improvements recommended*

## **FLOORS \ Sheathing/Subflooring**

**Condition:** • Rot

Damage and decay were noted to subfloor at the front of the basement, beneath the front entry vestibule of the residence structure. The scope of this water damage could not be determined and \*may\* include the sill in and around this area. Further evaluation by a qualified contractor will be needed.

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**Implication(s):** Weakened structure | Chance of structural movement

**Location:** Residence structure



*Water damage to sub flooring in residence*

## Plumbing

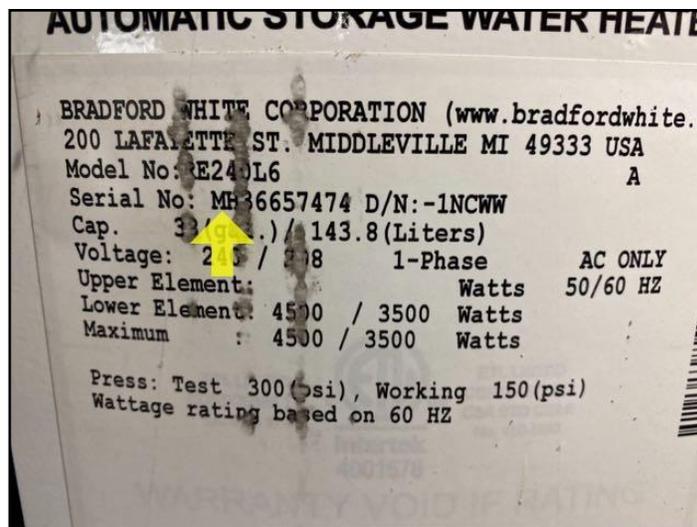
### WATER HEATER \ Life expectancy

**Condition:** • Near end of life expectancy

It should be noted that the electric water heater in the basement of the residence structure is 7 years old. These devices typically have a life span of 8-10 years. Replacement for the device should be anticipated in the near future.

**Implication(s):** No hot water

**Location:** Residence- basement



*Age embedded in serial number*

### WASTE PLUMBING \ Drain piping - performance

**Condition:** • Leak

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The drain for the kitchen sink has apparently failed. It was not actually tested, per the owner's request, but it would appear that a basin is used to prevent water from entering the drain. Many of the features and equipment in the kitchen are at levels of near-exhaustion. Comprehensive repairs and replacement, starting with any leaking water lines and drains, will be needed. Relatively major investment is recommend.

**Implication(s):** Sewage entering the building

**Location:** Residence- kitchen sink



*Dilapidated equipment*

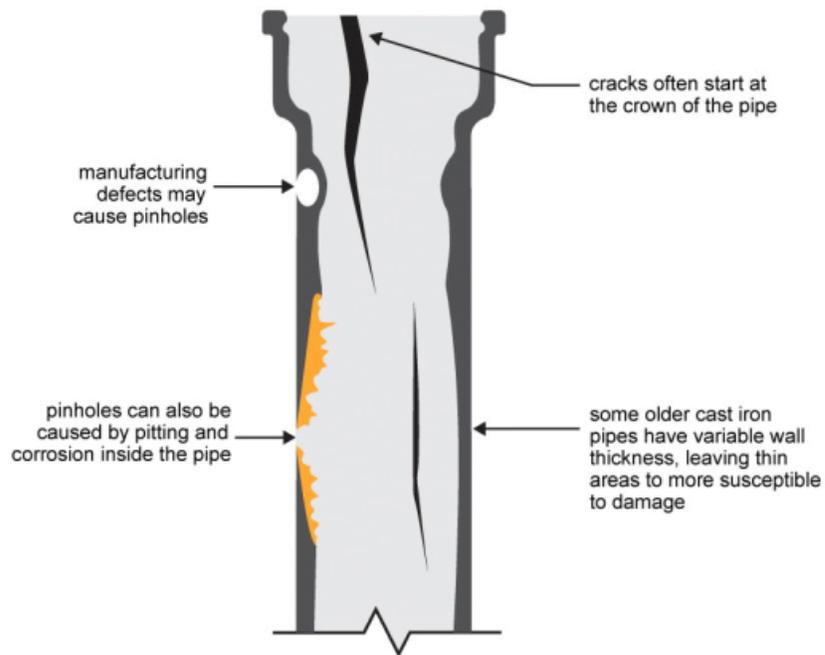
**Condition:** • Rust

There is a fairly significant amount of older, cast iron drain line in the basement. These lines are most likely original to the house, making them nearly 100 years old. Cast iron oftentimes will rust from the inside out and generally have an anticipated life span of 50-70 years. While the overall condition of these lines is currently fair, areas of scabbing and rusting were noted - especially at pipe unions on horizontal runs. While not an immediate concern the cast iron drain lines in the home will need to be replaced in the near future. Recommend you consider and consult with a licensed plumber.

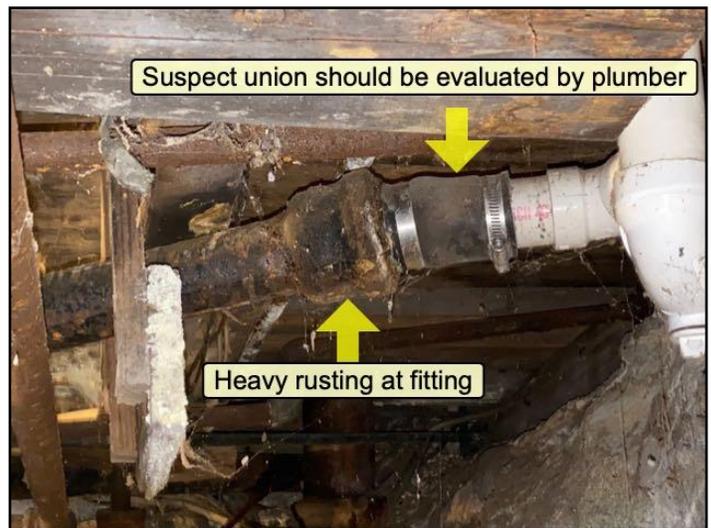
**Implication(s):** Sewage entering the building

**Location:** Residence - basement

## Pinholing and cracks in cast iron stacks



Aged and rusting cast iron drain lines



Aged and rusting cast iron drain lines

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*Aged and rusting cast iron drain lines*

## Interior

### **BASEMENT \ Wet basement - evidence**

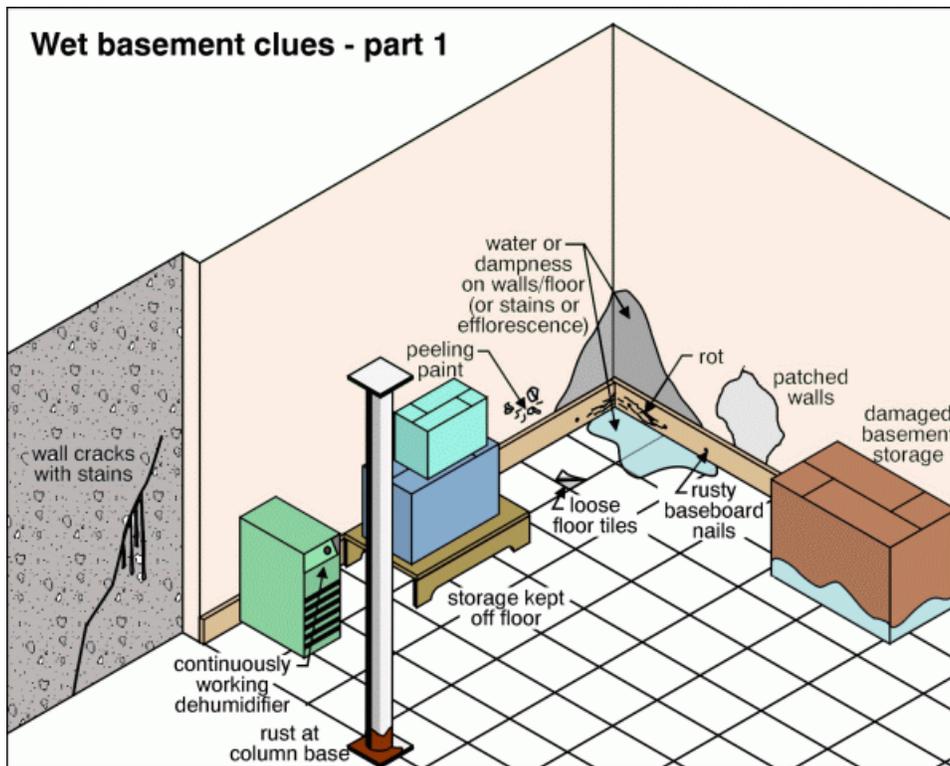
**Condition:** • Water on floor

At the time of this site visit there was at least three to four inches of standing water covering at least 50-75% of the basement floor. Given the condition of piping, framing and other mechanical components in the basement, this has been a chronic condition negatively impacting the building -perhaps for decades. Comprehensively, this is the most important - and challenging - issue regarding the long term interest and preservation of the structure. Moisture readings taken from many of the building's floor framing in the basement were high, (from 25-90%). This condition contributes to rusting on metal drains and structural supports, decay in wood framing members and the increased likelihood of mold and/or mildew growth. As noted elsewhere in this document, some structural components have been heavily impacted by this wet condition. Consultation with qualified contractors will be needed to devise a comprehensive list of strategies and solutions to correct this environment.

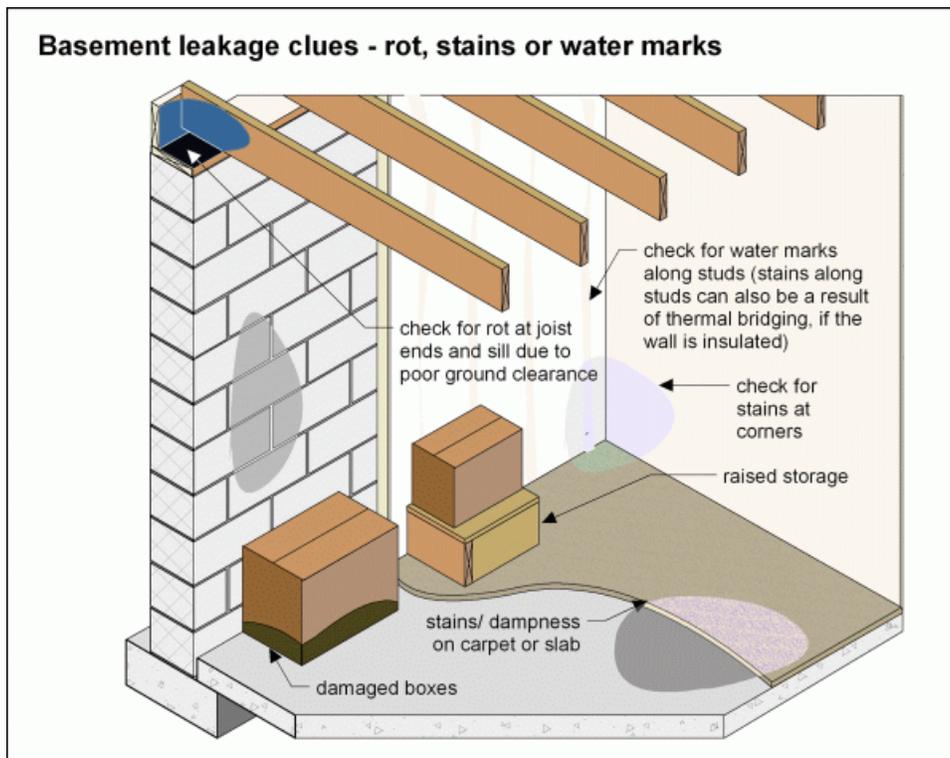
**Implication(s):** Chance of water damage to structure, finishes and contents

**Location:** Residence- basement

## Wet basement clues - part 1



## Basement leakage clues - rot, stains or water marks



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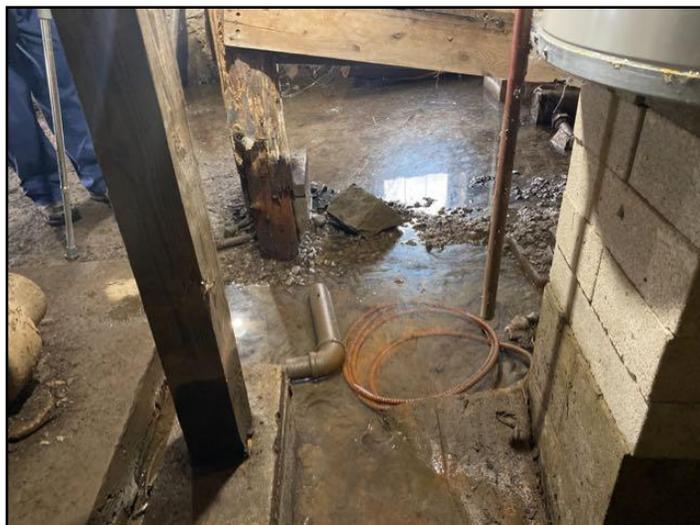
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*Standing water in basement*



*Standing water in basement*



*Standing water in basement*



*High moisture readings throughout framing*

## **BASEMENT \ Wet basements - vulnerability**

**Condition:** • Floor drain missing

Part of any comprehensive correction of water issue in the basement will include the entry doorway. Currently the threshold is at grade level and this feature, too, is most likely allowing water to enter the substructure. Include in your discussions with qualified contractors and improve.

**Implication(s):** Chance of water damage to structure, finishes and contents

**Location:** Residence- basement entry

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*Another water entry point*

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations I have for improvements. Limitations that restricted our inspection are included as well.

## Description

### General:

- Masonry Chimney



*Twin masonry chimneys*

- Masonry Chimney



*Masonry chimney on mill - abandoned*

### Sloped roofing material:

- Asphalt shingles

# ROOFING

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*Asphalt shingles on residence*

**Sloped roof flashing material:** • Metal • Lead

**Typical life expectancy:** • 20-25 years

**Roof Shape:** • Gable • Gable

## Limitations

**Roof inspection limited/prevented by:**

- Lack of access (too high/steep)
- Snow

Some portions of the roof for both the residence and the mill were covered with recent snow fall. This limited my ability to visually evaluate some portions of the roof coverings.



*Snow on roof lines*

**Inspection performed:** • With binoculars from the ground

**Environmental issues are outside the scope of a home inspection:** • This includes issues such as asbestos.

## Recommendations

### **SLOPED ROOFING \ Asphalt shingles**

**1. Condition:** • Near end of life expectancy

The asphalt roof covering on the mill structure is well into its useful life and nearing full depreciation. There is an open void on the front gable roof line that is actively allowing water to gain entry to the structure. This needs to be repaired immediately. Others areas of the roof sheathing, from interior examination, appear to be in decent condition. The condition of the shingle roof covering itself is heavily worn. These are non-architectural grade shingles that are most likely past their anticipated lifespan. Complete roof covering replacement would be highly recommended in the near future to properly protect the structure.

**Implication(s):** Chance of water damage to structure, finishes and contents

**Location:** Mill structure



*Detail of damage to mill roof covering*



*Overview of mill roof covering*



*Puncture on front gable roof line*

# EXTERIOR

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## Description

**General:** • The condition of the entry door(s) appear consistent with their age • The condition of the entry door(s) appear consistent with their age

**Gutter & downspout material:** • Aluminum

**Gutter & downspout type:** • Eave mounted

**Gutter & downspout discharge:** • Above grade

**Lot slope:** • Away from building

**Soffit (underside of eaves) and fascia (front edge of eaves):** • Wood

**Wall surfaces and trim:** • Wood trim

**Wall surfaces - wood:** • Boards • Shingles

**Retaining wall:**

- Stone
- The condition of the retaining wall(s) appears consistent with its age



*Stone retaining wall off left gable end*

**Driveway:** • Gravel

**Walkway:** • Gravel

**Exterior steps:** • Wood

**Garage:** • Mill structure



Lincoln mill structure

## Limitations

**General:** • Exterior storm drains are not within the Scope of Work for a home inspection in Massachusetts.

**Inspection limited/prevented by:**

- Snow / ice / frost

Recent snow fall concealed lower courses of framing and siding on the exterior of the dwellings on nearly all elevations.

**Upper floors inspected from:** • Ground level

**Exterior inspected from:** • Ground level

**Not included as part of a building inspection:** • Underground components (e.g., oil tanks, septic fields, underground drainage systems) • Seawalls, breakwalls, docks

**Environmental issues are outside the scope of a home inspection:** • This includes issues such as asbestos.

## Recommendations

### ROOF DRAINAGE \ Gutters

**2. Condition:** • Missing

Currently there are no gutters or downspouts installed on the mill structure. This simple exterior water management tool is critically important to the longevity of the structure. Water is being allowed to drain around the footprint of the building. Along the front elevation of the building, this has negatively impacted wood shingle siding and is certainly having an adverse impact on any ground level wood framing. At the time of this inspection, the wood shingled, rear elevation was uniformly saturated from wind-blow roof drainage. Gutters and downspouts are a highly effective, and cost efficient, tool to manage exterior drainage. They should be installed on this structure. Consider and discuss with qualified contractor.

**Implication(s):** Chance of water damage to structure, finishes and contents

**Location:** Mill structure



Gutters and downspouts needed



Improvements recommended

**ROOF DRAINAGE \ Downspouts**

**3. Condition:** • Discharge too close to building

All of the downspouts on the Residence structure currently release around the footprint of the foundation. This depositing a significant and sustained amount of water around the building, which is gaining access to - and accumulating in - the basement. It is recommended that you consult with various contractors and research ways to extend this drainage away from the footprint of the building.

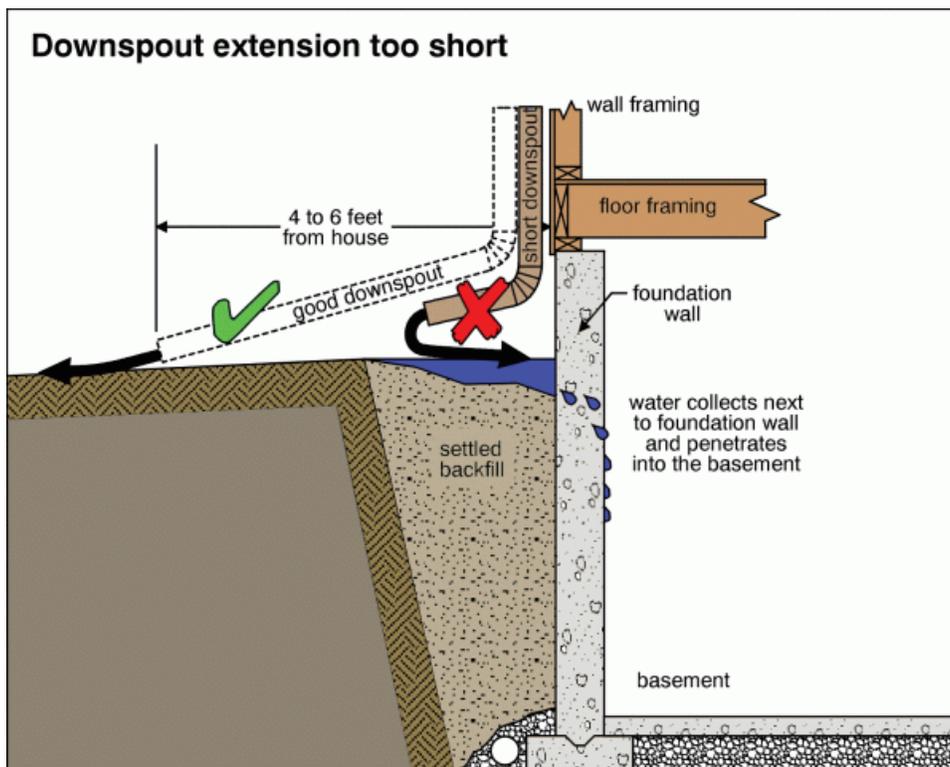
**Implication(s):** Chance of water damage to structure, finishes and contents

**Location:** Residence structure

### Gutter and downspout installation



### Downspout extension too short





*Discharge too close to building*



*Discharge too close to building*

## WALLS \ Trim

### 4. Condition: • Rot

There are numerous examples of wood decay in exterior window trim and sills on all elevations of the residence structure. These areas should be properly repaired by a qualified contractor.

**Implication(s):** Chance of water damage to structure, finishes and contents | Material deterioration

**Location:** Various



*Decay in trim*



*Decay in trim and sill*

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*Decay in trim*



*Decay in trim and sill*

## 5. Condition: • Rot

There is visual evidence of wood decay and pest entry points to the gable return on the left side of the mill structure. These areas should be properly repaired by a qualified contractor and the mill should be examined and treated annually by a licensed pest control company.

**Implication(s):** Chance of water damage to structure, finishes and contents | Material deterioration

**Location:** Mill structure



*Decay and pest entry*

## 6. Condition: • Damaged

There is apparent bird or carpenter bee damaged to the rear, right corner board on the residence structure. This needs to be properly repaired by a qualified contractor.

**Location:** Residence structure

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*Bird or insect damage to wood trim*



*Bird or insect damage to wood trim*

## 7. Condition: • Damaged

There is an open void at the top of the front, right corner board of the mill structure. This seems like a potential entry point for insects, rodents or bird to enter the structure. Evaluate further and repair as needed.

**Location:** Mill structure



*Damaged*

## WALLS \ Wood siding

### 8. Condition: • Rot

While heavily repainted, the shingles at the left side roof line of the front vestibule on the residence suggest wood decay. This should be further evaluated. Any repairs here should also include close examination and repairs to the flashing for this feature.

**Implication(s):** Weakened structure | Material deterioration

**Location:** Residence structure

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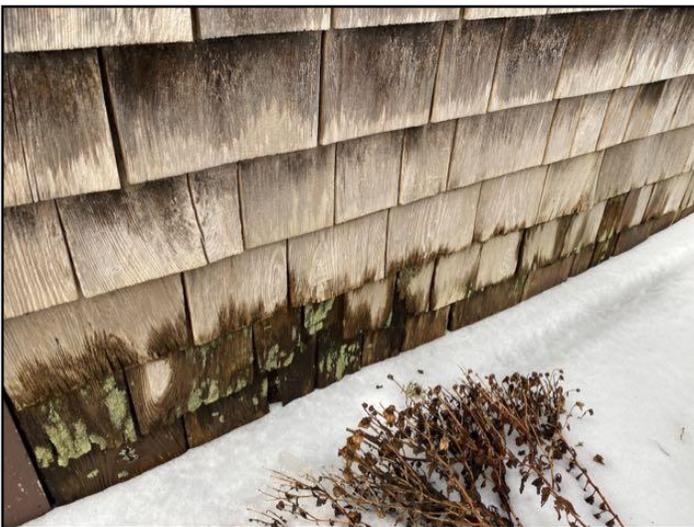
*Left side of front vestibule*

## 9. Condition: • Rot

As discussed earlier in this document, unmanaged roof drainage around the Mill structure is having a negative impact on wood shingle siding. On the front elevation lower courses are exposed to near-constant moisture, drastically increasing the rate of decay. (Make note also, the sills along the front elevation are nearly below grade.). On the rear elevation roof drainage is constantly blown back against the siding, exposing the wood shingle siding to an unnecessary level of water. Repairs to any damaged wood siding or framing will be needed in these areas on the mill.

**Implication(s):** Weakened structure | Material deterioration

**Location:** Mill structure



*Decay in lower courses of siding*



*Decay in lower courses of siding*

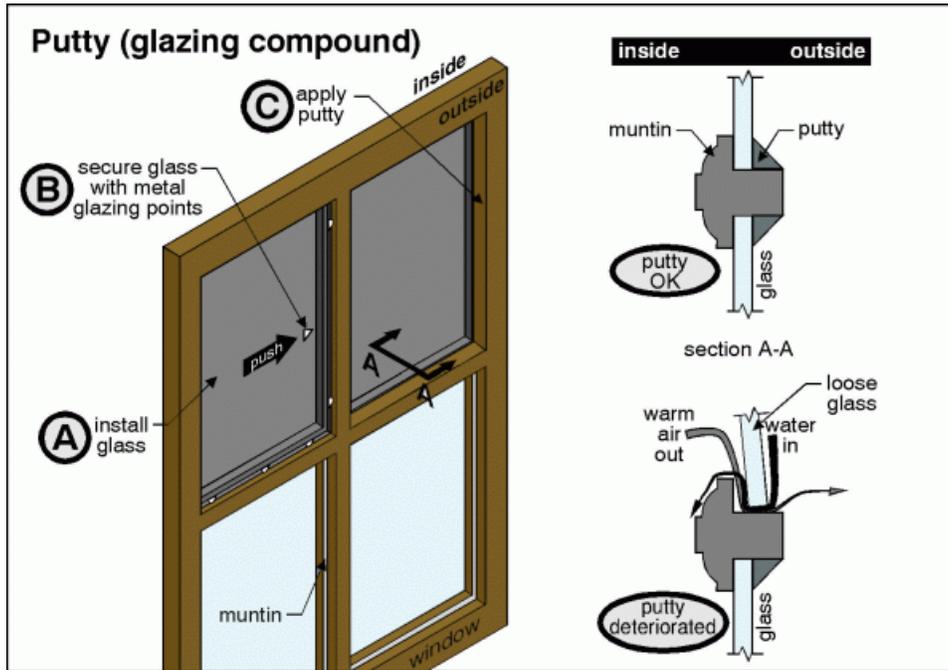
## **EXTERIOR GLASS/WINDOWS \ Glass (glazing)**

### 10. Condition: • Putty missing, cracked or deteriorated

Many of the wooden sash windows on the residence display broad areas of failing window glazing. Repairs will be needed.

**Implication(s):** Chance of water entering building | Increased heating and cooling costs

Location: Various



Example of failing window glazing on sash

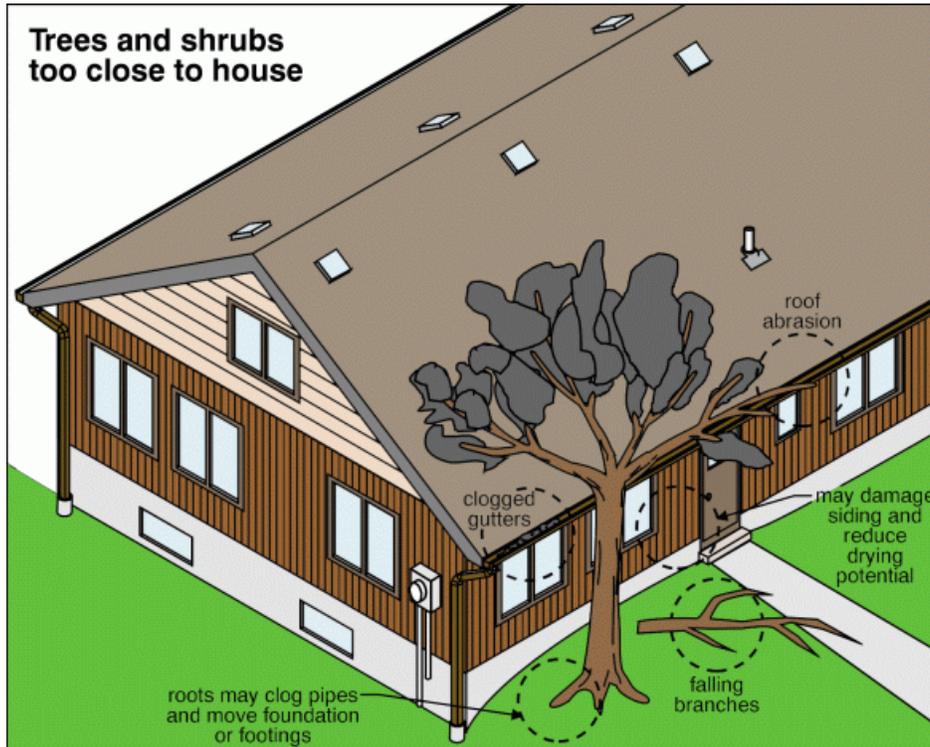
**LANDSCAPING \ General notes**

11. Condition: • Trees or shrubs too close to building

There are numerous trees that are growing nearly in contact with the residence structure. This is generally not recommended for a variety of reasons: (1) vegetation near exterior siding tends to trap moisture against the siding, increasing the potential for decay in building fabric; (2) vegetation in contact with a structure increases the likelihood of insects transferring into the structure and; (3) the roots of trees have been noted to disrupt nearby foundation materials over time. Removal of mature trees within six feet of any structure should be strongly considered. Discuss with arborist.

**Implication(s):** Chance of water damage to structure, finishes and contents | Chance of pests entering building | Material deterioration

Location: Right Side



Trees too close to structure



Trees too close to structure

**12. Condition:** • Vines on building

There are numerous example of vine growth on the exterior siding of the residence structure. It is generally not advised to allow vegetation grown on dwellings as this can (1) increase the likelihood of insects transferring into the structure; (2) trap moisture against the siding and; (3) cause damage to the siding. Vegetation should be kept at least one foot away from all exterior elevations.

**Implication(s):** Chance of damage to finishes | Chance of pests entering building

**Location:** Various



*Vines on residence structure*



*Vines on residence structure*

**13. Condition:** • Vines on building

Vines are growing on several elevations of the mill structure. This vegetation should be removed as it can damage the siding, trap moisture against the siding and promote the transfer of insects into the building. Consult with a qualified landscaping company.

**Implication(s):** Chance of damage to finishes | Chance of pests entering building

**Location:** Mill structure



*Vines on mill structure*

## Description

### Configuration:

- Basement
- Crawlspace

There is a small crawlspace beneath the left side of the mill structure.

### Foundation material:

- Stone



*Rubblestone foundations*

- The sills are made of wood

### Floor construction:

- Steel columns
- Wood columns
- Wood beams (girders)
- Subfloor - plank
- The crawl space floor is exposed dirt
- The basement has a dirt floor
- Wood joists



*View of residence floor framing*

**Exterior wall construction:** • Wood frame • Timber framed

**Roof and ceiling framing:**

- Rafters/ceiling joists



*Roof framing and sheathing for mill*

## Limitations

**Attic/roof space:**

- No access

The small ceiling hatch into the shallow attic space of the residence was not accessible during this site visit. The current owner stated that the hatch, which was 20 feet from the floor, was partially sealed shut. Further evaluation will be needed here.

**Not included as part of a building inspection:** • Visible mold evaluation is not included in the building inspection report

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos.

### Recommendations

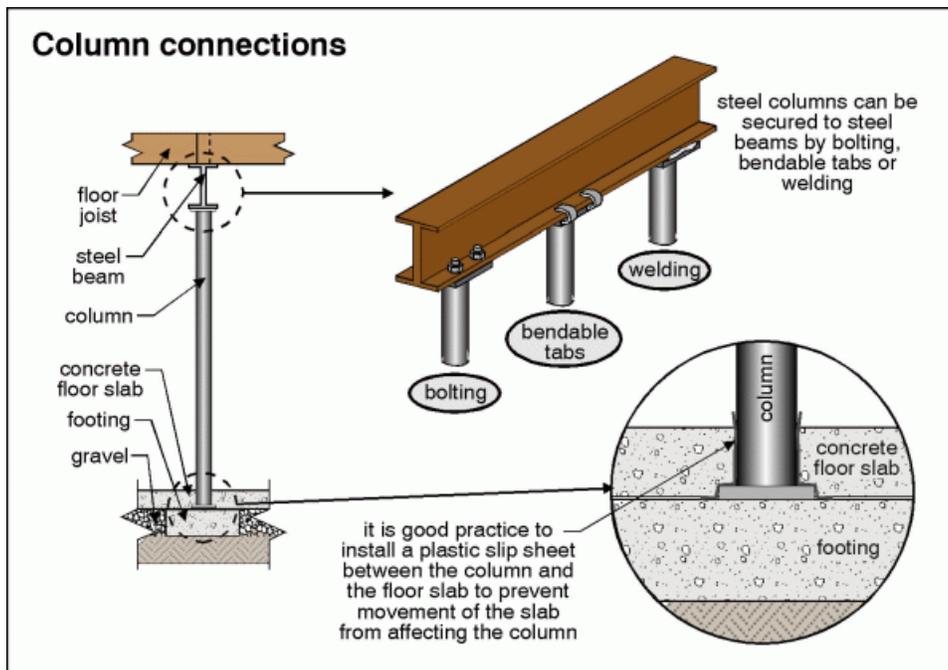
#### FLOORS \ Columns or piers

14. Condition: • Poorly secured at top or bottom

There are numerous screw columns located in the basement. Given the wet environment, a fair amount of surface rusting was present on these features. By definition, these types of columns are strictly meant as temporary supports. All too often, they are left as a means of permanent installation. Recommend that you discuss these features with a qualified contractor and consider upgrading them to true Lally columns.

Implication(s): Weakened structure | Chance of structural movement

Location: Basement



Improvements recommended



Improvements recommended

**15. Condition:** • Missing

Several post and beam supports have been installed in the basement of the residence in the recent past. These feature run front-to-back and are about five feet apart from each other. The right side installation may be under-supported at the rear. Here, the beam does not rest on the foundation wall and the last downward wooden support column is 3+ feet off the foundation wall. The installation would be improved by installing a support at the end of the beam - near the foundation wall. Discuss with a qualified contractor and consider improving.

**Implication(s):** Chance of structural movement

**Location:** Residence structure



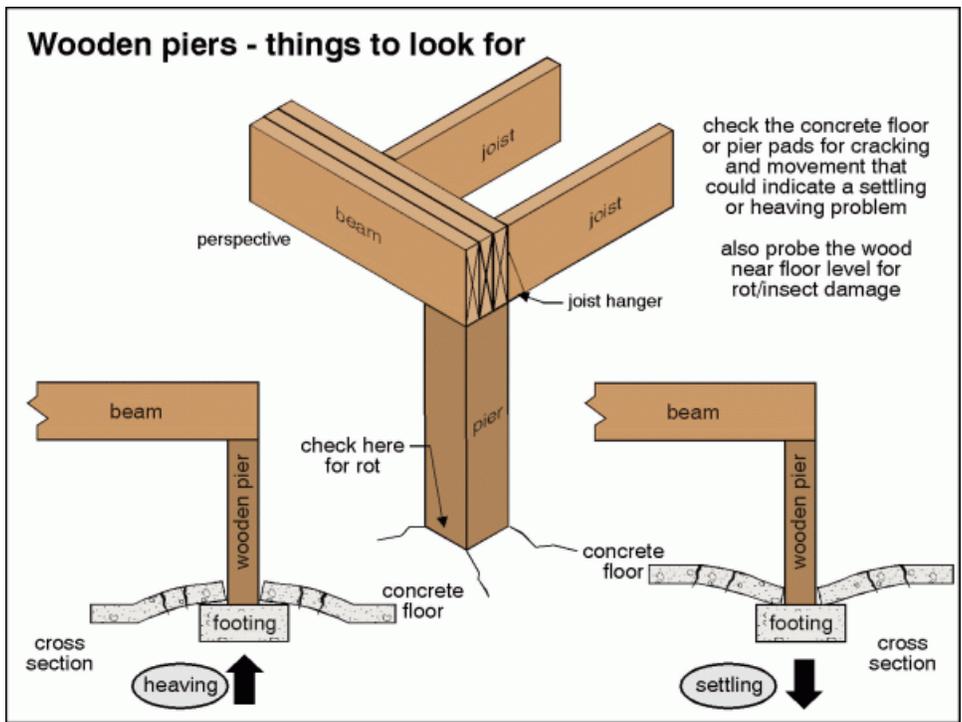
*Under-supported beam?*

**16. Condition:** • Rot

There are several older, cedar support posts in the basement of the residence. These feature have sustained significant damage from exposure to water. They should be the subject of through evaluation by a qualified contractor. Improvements to internal supports will be needed.

**Implication(s):** Weakened structure

**Location:** Residence structure



Heavy decay to cedar posts



Heavy decay to cedar posts

**17. Condition:** • Rot

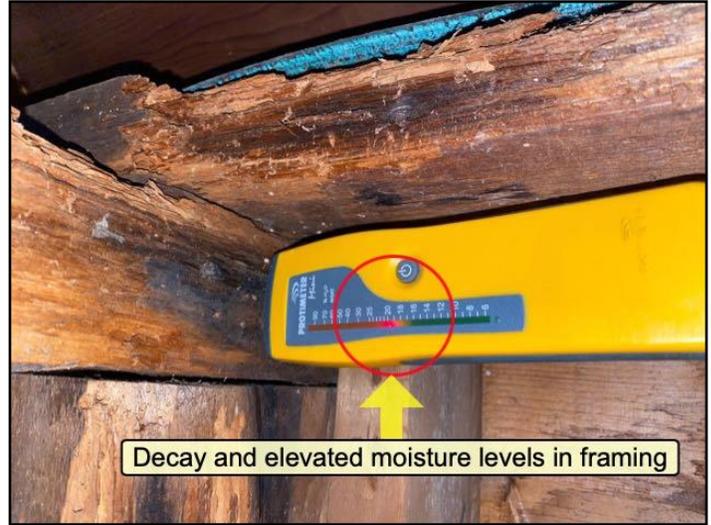
Water has been gaining access to the rear interior of the mill for some time. Relatively significant amounts of water damage and decay were noted along this elevation from the roof line down to the first floor. Moisture readings were taken from a variety of areas along the interior of this elevation and all were high, increasing the lower you went on the elevation, (which is not surprising). While this report is not diagnostic in nature, it appears the roof flashing along the length of this elevation failed years ago and has ever since been allowing water to run inside the wall along framing and sheathing. Compounding this condition, prevailing winds along this rear elevation work to blow any roof drainage back against the siding. Further evaluation is promptly need to arrest any further water infiltration. While it is currently unlikely that framing members have suffered terminal amounts of damage, a general contractor or qualified specialist should be brought in to properly document and evaluate the framing. If left unaddressed, damage will most likely become more structurally compromising.

**Implication(s):** Weakened structure

**Location:** Mill structure



Heavy damage to flooring



Decay and elevated moisture levels in framing

Second floor, rear plate and beam



History of water damage in rear sheathing and framing

Second floor, rear wall sheathing



Saturated sheathing @ rear plate and right corner post

Rear, right plate and corner post



First floor, rear framing and flooring



Second floor, overview of impacted area

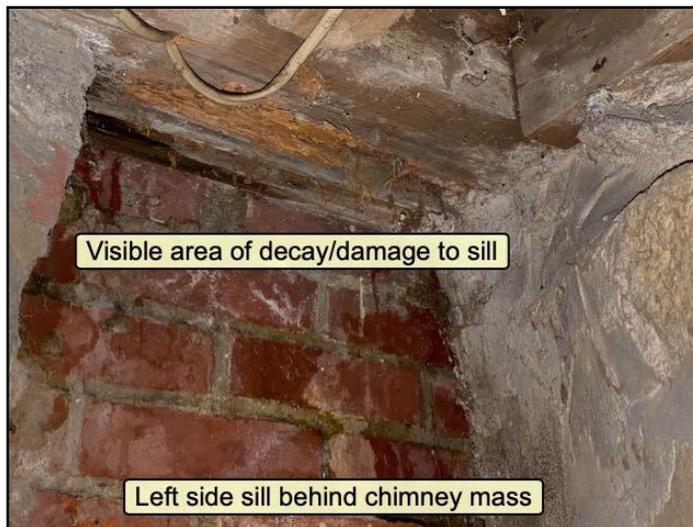
## FLOORS \ Sills

### **18. Condition:** • Rot

There is a visible area of decay/damage to the left side wooden sill of the residence structure. This feature can be seen from inside the basement, fronting the chimney mass. The feature was not directly accessible due to standing water in the basement. Further evaluation will be needed to determine the extent of damage and need (if any) of repairs.

**Implication(s):** Weakened structure

**Location:** Residence structure



Left sill of residence structure

## FLOORS \ Joists

### **19. Condition:** • Prior repairs

Additional post and beam supports have been installed, running front-to-back, in the basement of the residence structure. These two features are not properly secured in place. At least one post is loose to the touch and none are properly secured where they come in contact with the beam they support. This installation should be further evaluated by a qualified contractor.

# STRUCTURE

64 Mordecai Lincoln Road - The Residency and Mill, Scituate, MA February 7, 2022

Report No. 2044

[www.beaconstreethi.com](http://www.beaconstreethi.com)

SUMMARY SE

ROOFING

EXTERIOR

**STRUCTURE**

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

**Implication(s):** Weakened structure | Chance of structural movement

**Location:** Residence structure



*Improvements recommended*

## **FLOORS \ Sheathing/Subflooring**

**20. Condition:** • Rot

Damage and decay were noted to subfloor at the front of the basement, beneath the front entry vestibule of the residence structure. The scope of this water damage could not be determined and \*may\* include the sill in and around this area. Further evaluation by a qualified contractor will be needed.

**Implication(s):** Weakened structure | Chance of structural movement

**Location:** Residence structure



*Water damage to sub flooring in residence*

## Description

### Service entrance cable and location:

- Overhead - cable type not determined



*Incoming electrical service for residence*

**Distribution panel type and location:** • Breakers - basement

**Distribution panel rating:** • Not available

## Limitations

### Inspection limited/prevented by:

- Storage

I was unable to fully determine the type and condition of the electrical outlets in the Residence structure due to an overabundance of stored personal items along every wall, in every room. Proper interior evaluations will need to be conducted once these stored personal items have been removed.

- Power was off

No active electrical service is in place for the mill structure.



*Service removed from mill structure*

**Inspection limited/prevented by:** • The distribution panel in the basement of the residence was not accessible during this inspection. Nearly half of the basement, from the rear foundation wall to around the middle section, had 3 or 4 inches of standing water. This panel was directly over that standing water. It was not safe to interact with the panel given these condition. It is recommended that you have the panel properly evaluated moving forward.



*Panel above standing water in basement*

**System ground:** • Not accessible • Continuity not verified • Quality of ground not determined

**Circuit labels:** • The accuracy of the circuit index (labels) was not verified.

**Recommendations**

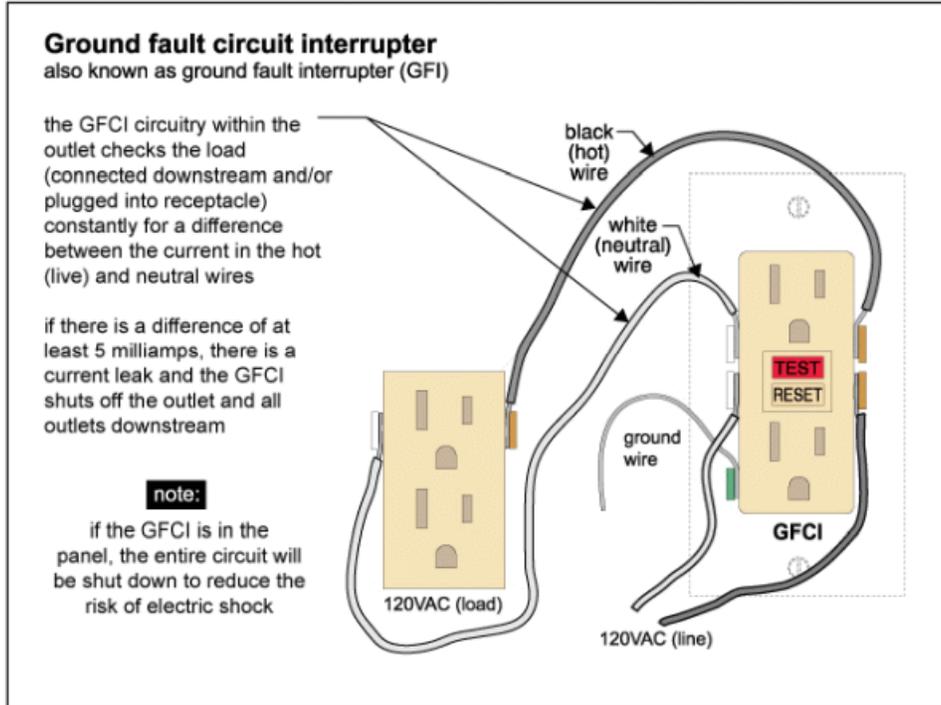
**DISTRIBUTION SYSTEM \ Outlets (receptacles)**

**21. Condition:** • GFCI/GFI needed (Ground Fault Circuit Interrupter)

Outlets in wet areas need to be upgraded to GFCI (ground fault circuit interruption) protection. Principally, in the bathroom and kitchen. Discuss with a qualified contractor and consider improving.

**Implication(s):** Electric shock

**Location:** Various



## Description

**General:** • The operating conditions of the heating equipment, using normal operating controls, appeared functional at the time of the inspection

**Heating system type:** • Boiler

**Fuel/energy source:**

- Oil



*Oil fill and vent lines for residence*

**Boiler manufacturer:**

- Buderus



*Oil fired boiler in residence*

**Heat distribution:** • Radiators • Pipes - Copper • Pipes-steel

**Approximate capacity:** • Not determined

**Efficiency:** • High-efficiency

# HEATING

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**Exhaust venting method:** • Natural draft

**Combustion air source:** • Interior of building

**Approximate age:** • 2 years

**Typical life expectancy:** • Boiler 20 to 25 years

**Main fuel shut off at:** • Basement

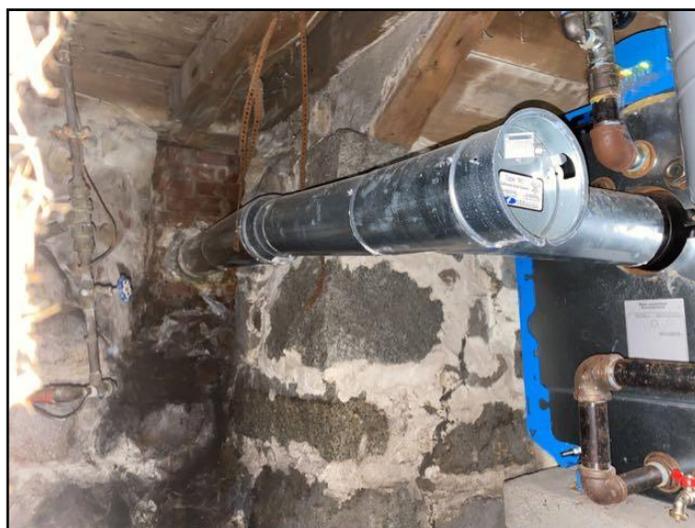
**Supply temperature:** • 125° • Rounded to nearest 5 degrees

**Return temperature:** • 65° • Rounded to nearest 5 degrees

**Temperature difference:** • 60° • Rounded to nearest 5 degrees

**Exhaust pipe (vent connector):**

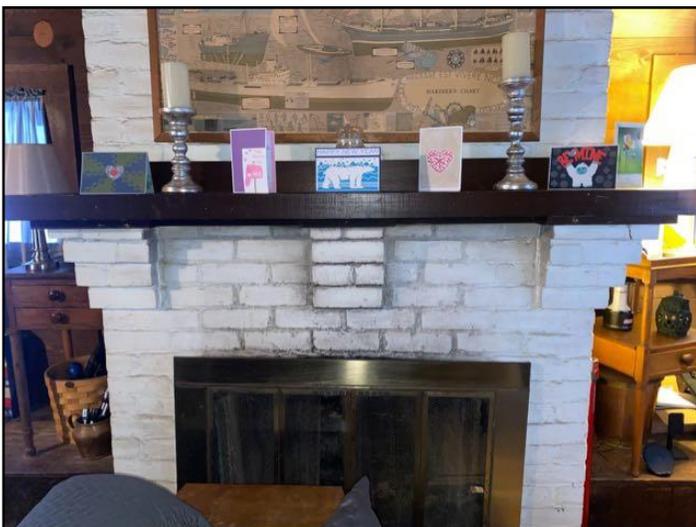
- Galvanized steel



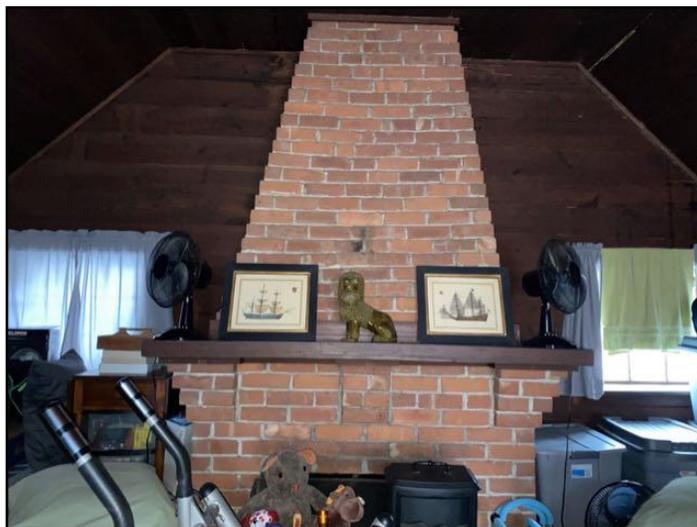
*Galvanized steel*

**Fireplace/stove:**

- Wood-burning fireplace - not in service



*First floor - residence*



*Second floor - residence*

**Chimney/vent:** • Stucco over metal

**Chimney liner:** • Not visible

## Limitations

### Inspection prevented/limited by:

- Chimney interiors and flues are not inspected
- Top of chimney too high to see well
- Oil tanks are not part of a home inspection in the State of Massachusetts.



*Tank not evaluated*

**Safety devices:** • Not tested as part of a building inspection

**Zone, boiler and radiator valves:** • Not tested as part of a building inspection

**Heat loss calculations:** • Not done as part of a building inspection

**Heat exchanger:** • Not visible

**Environmental issues are outside the scope of a home inspection:** • This includes issues such as asbestos.

## Recommendations

### FIREPLACE \ General notes

**22. Condition:** • Not functional

Neither fireplace in the residence structure should be considered usable. These features have not been used in years. Each fireplace and the chimney stack and flue that service them should be the subject of a comprehensive evaluation by a qualified mason and chimney contractor.

**Implication(s):** System inoperative

# COOLING & HEAT PUMP

64 Mordecai Lincoln Road - The Residency and Mill, Scituate, MA February 7, 2022

Report No. 2044

[www.beaconstreethi.com](http://www.beaconstreethi.com)

SUMMARY SE

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## Description

**General:** • There is no permanently installed air conditioning system in the building.

## Description

- Attic/roof insulation material:** • Not visible
- Attic/roof ventilation:** • None found
- Wall insulation material:** • Not visible
- Foundation wall insulation material:** • None
- Floor above basement/crawlspace insulation material:** • None found
- Floor above basement/crawlspace air/vapor barrier:** • None found

## Limitations

- Attic inspection performed:** • No access
- Roof ventilation system performance:** • Not evaluated
- Environmental issues are outside the scope of a home inspection:** • This includes issues such as asbestos. • Mold
- Not included as part of a building inspection:** • Insulation cannot be disturbed

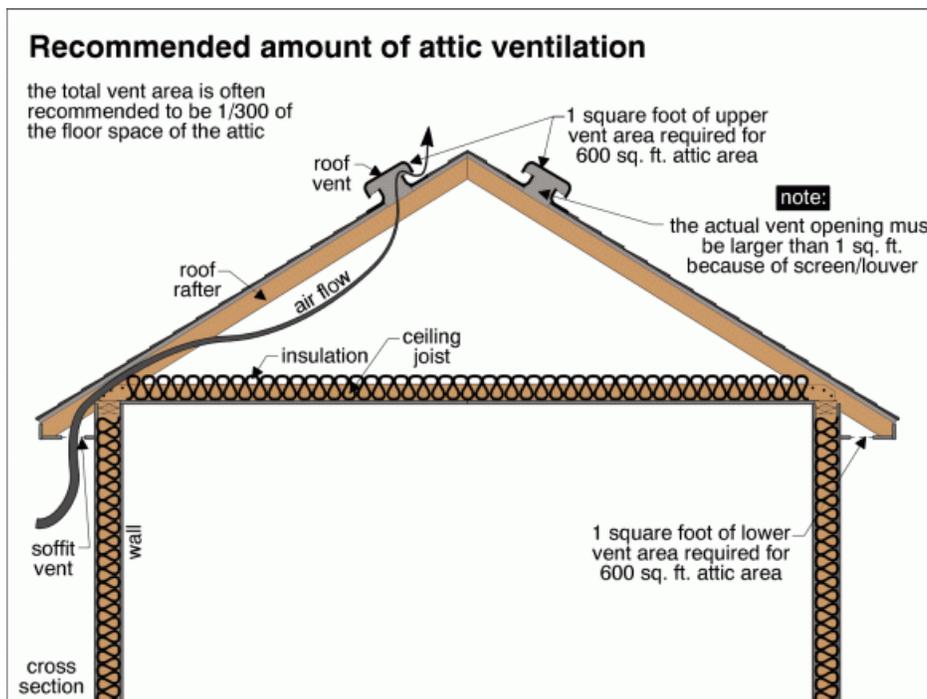
## Recommendations

### ATTIC/ROOF \ Roof vents

**23. Condition:** • Inadequate

While the attic space in the residence structure was not directly accessible, the unfinished attic space \*may\* not be sufficiently ventilated. Proper ridge and/or soffit venting could not be confirmed. Evaluated further with a qualified contractor and improve as needed.

**Implication(s):** Chance of condensation damage to finishes and/or structure



## Description

**Water supply source (based on observed evidence):** • Not determined

**Service piping into building:**

- Copper

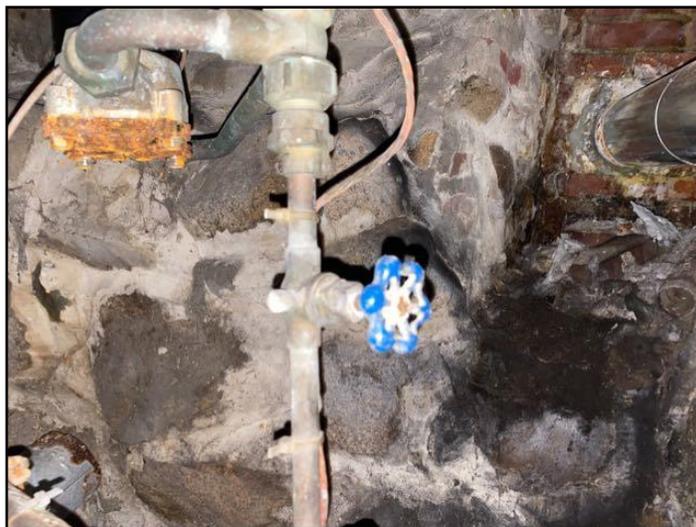


*Incoming water line*

**Supply piping in building:** • Copper

**Main water shut off valve at the:**

- Basement



*Main water shut off valve - residence*

**Water flow and pressure:** • Functional

**Water heater type:** • Conventional • There is a pressure/temperature valve located on the water heater • There is a vacuum relief valve located at the water heater

**Water heater location:** • Basement

**Water heater fuel/energy source:** • Electric

**Water heater manufacturer:**

• Bradford White



*Electric water heater*

**Water heater tank capacity:** • 33.3 gallons

**Water heater approximate age:** • 7 years

**Water heater typical life expectancy:** • 8 to 12 years

**Waste and vent piping in building:** • PVC plastic • Cast iron • Metal

**Exterior hose bibb (outdoor faucet):** • Present

## Limitations

**Items excluded from a building inspection:** • Well • Water quality • Septic system • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water treatment equipment • Water heater relief valves are not tested • The performance of floor drains or clothes washing machine drains

## Recommendations

### **SUPPLY PLUMBING \ Water shut off valve**

**24. Condition:** • Rust

Many water line features in the basement of the residence structure have been negatively impacted the the chronic presence of moisture. Most specifically, numerous shut off valves and the underside of the water meter, where the main water line enters the basement on the left foundation wall. These valves and meter should be properly evaluated by a licensed plumber. Valve replacements should strongly be considered.

**Implication(s):** Chance of water damage to structure, finishes and contents | Difficult to service

**Location:** Residence- basement



*Rusting on meter*

*Valves rusted on water lines*

**SUPPLY PLUMBING \ Water supply piping in building**

**25. Condition:** • Poor support

Numerous water supply lines in the basement of the residence structure were hanging loose and not properly supported. The water lines in this basement should be evaluated by a licensed plumber and secured where needed.

**Implication(s):** Chance of water damage to structure, finishes and contents | Leakage

**Location:** Residence - basement

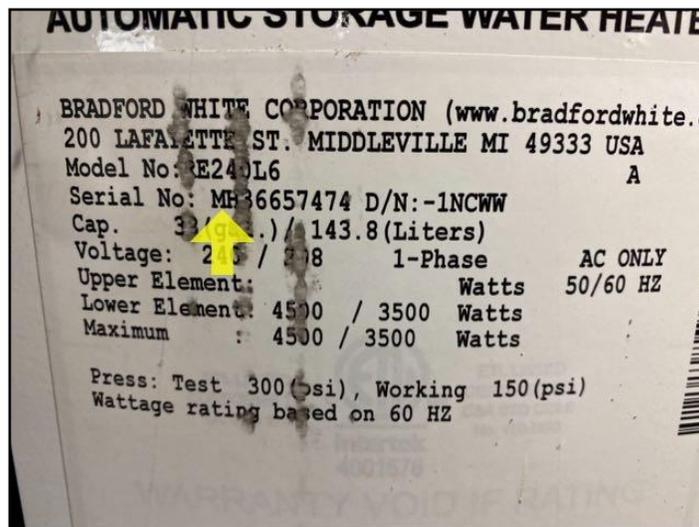
**WATER HEATER \ Life expectancy**

**26. Condition:** • Near end of life expectancy

It should be noted that the electric water heater in the basement of the residence structure is 7 years old. These devices typically have a life span of 8-10 years. Replacement for the device should be anticipated in the near future.

**Implication(s):** No hot water

**Location:** Residence- basement



*Age embedded in serial number*

## WASTE PLUMBING \ Drain piping - performance

### **27. Condition:** • Leak

The drain for the kitchen sink has apparently failed. It was not actually tested, per the owner's request, but it would appear that a basin is used to prevent water from entering the drain. Many of the features and equipment in the kitchen are at levels of near-exhaustion. Comprehensive repairs and replacement, starting with any leaking water lines and drains, will be needed. Relatively major investment is recommend.

**Implication(s):** Sewage entering the building

**Location:** Residence- kitchen sink



*Dilapidated equipment*

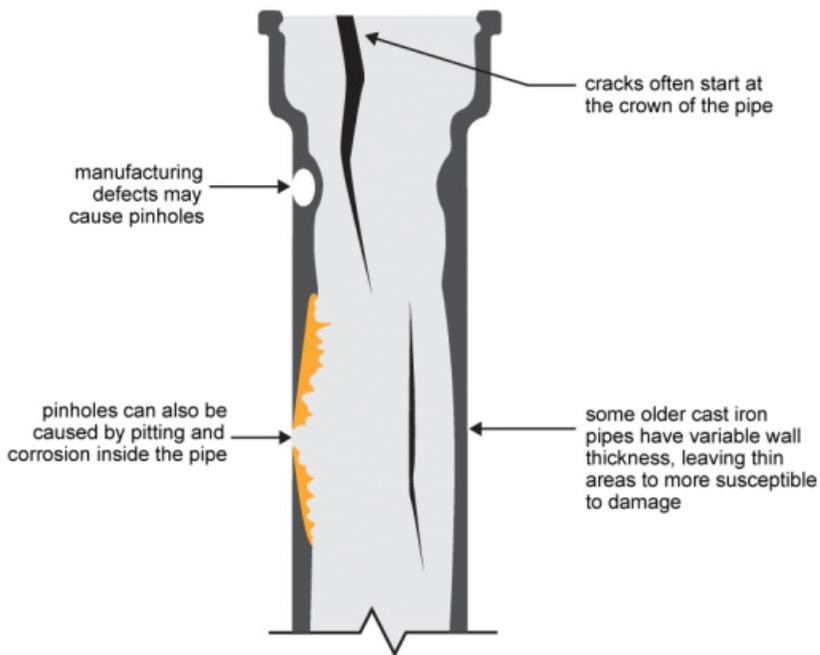
### **28. Condition:** • Rust

There is a fairly significant amount of older, cast iron drain line in the basement. These lines are most likely original to the house, making them nearly 100 years old. Cast iron oftentimes will rust from the inside out and generally have an anticipated life span of 50-70 years. While the overall condition of these lines is currently fair, areas of scabbing and rusting were noted - especially at pipe unions on horizontal runs. While not an immediate concern the cast iron drain lines in the home will need to be replaced in the near future. Recommend you consider and consult with a licensed plumber.

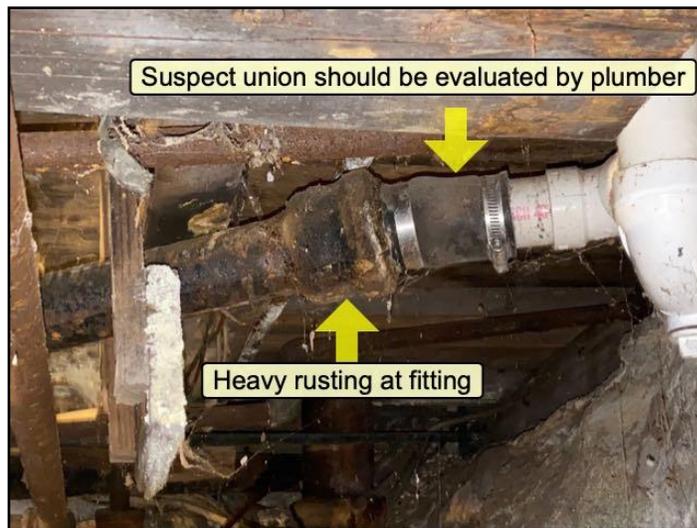
**Implication(s):** Sewage entering the building

**Location:** Residence - basement

## Pinholing and cracks in cast iron stacks



Aged and rusting cast iron drain lines



Aged and rusting cast iron drain lines



*Aged and rusting cast iron drain lines*

## **FIXTURES AND FAUCETS \ Faucet**

**29. Condition:** • The faucet handle for the tub/shower is in disrepair. As with the kitchen, much of the infrastructure of the bathroom is nearing exhaustion. While still usable, it is highly likely that comprehensive repairs and replacements will be needed to bring the bathroom facilities into the 21st century. Discuss with a qualified plumber and consider costs of improvement and repair.

**Location:** Residence- bathroom



*Failed faucet hardware*

## Description

**General:** • The condition of the floors were consistent with their age at the time of inspection

**Major floor finishes:** • Carpet • Hardwood • Vinyl

**Major wall finishes:** • Paneling

**Major ceiling finishes:** • Wood

**Windows:** • Single/double hung • Wood

**Glazing:**

- Single
- Primary plus storm



*Example of storm windows*

**Exterior doors - type/material:** • Hinged • Storm • Solid wood

**Doors:** • Wood • The condition of the interior doors appear to be consistent with their age • Hinged

**Laundry facilities:** • Washer • Dryer • Vented to outside • 120-Volt outlet • 240-Volt outlet • Waste standpipe

**Stairs and railings:** • Inspected • The condition of the stairs at the time of the inspection were consistent with their age • The condition of the railings at the time of inspection were consistent with their age

## Limitations

**Inspection limited/prevented by:**

- Storage/furnishings

The interior of both the residence and mill structure was extremely hard to evaluated at the time of this inspection. One of the owners of the residence was currently working in the home and stored personal items and furniture covered and obscured nearly every wall and floor surface on both floors, in both buildings. It is strongly recommended that the interior of the these buildings be reevaluated once these items have been removed.

# INTERIOR

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INTERIOR



Stored items in mill structure



Stored items in mill structure



Stored items in mill structure

## No access to:

- Basement

Nearly have of the basement floor held 3-4 inches of standing water at the time of this inspection.

**Not included as part of a building inspection:** • Carbon monoxide alarms (detectors) • Cosmetic issues • Perimeter drainage tile around foundation, if any • Aesthetics or quality of finishes • Vermin, including wood destroying organisms. • Underground components (e.g., oil tanks, septic fields, underground drainage systems) • Environmental issues including asbestos • Paint, wallpaper, and other finishes • Window treatments

**Cosmetics:** • No comment offered on cosmetic finishes

**Appliances:** • Appliances are not moved during an inspection

**Basement leakage:** • Cannot predict how often or how badly basement will leak

## Recommendations

### CEILINGS \ General notes

**30. Condition:** • Loose sections

There appeared to be an opening or hatch in the middle of the ceiling on the second floor of the residence structure. The hatch was not accessible and the owner said the panels of the opening were loose and not safe. Further evaluation will be needed, as will likely repairs.

**Implication(s):** Damage or physical injury due to falling materials



*Loose sections in ceiling paneling*

### WINDOWS \ Glass (glazing)

**31. Condition:** • Broken

The right side gable window on the second floor of the residence structure is heavily damaged. This feature will need to be replaced by a qualified contractor.

**Implication(s):** Chance of water entering building | Physical injury | Increased heating and cooling costs | Reduced comfort

**Location:** Residence- second floor



*Residence- broken and damaged window*

### EXHAUST FANS \ General notes

#### **32. Condition:** • Termination point not found

It could not be determined if the first floor bathroom has a mechanical fan that is properly vented to the exterior of the residence. This is an important feature required in all bathrooms. Further evaluation will be needed. Improve as required.

**Location:** Bathroom

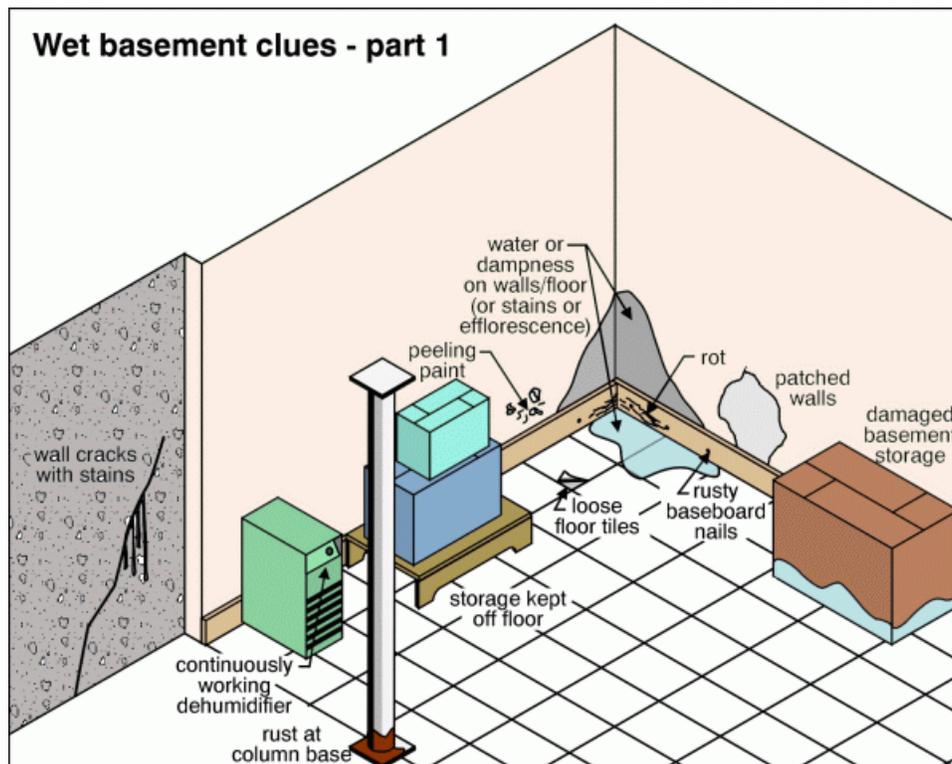
### BASEMENT \ Wet basement - evidence

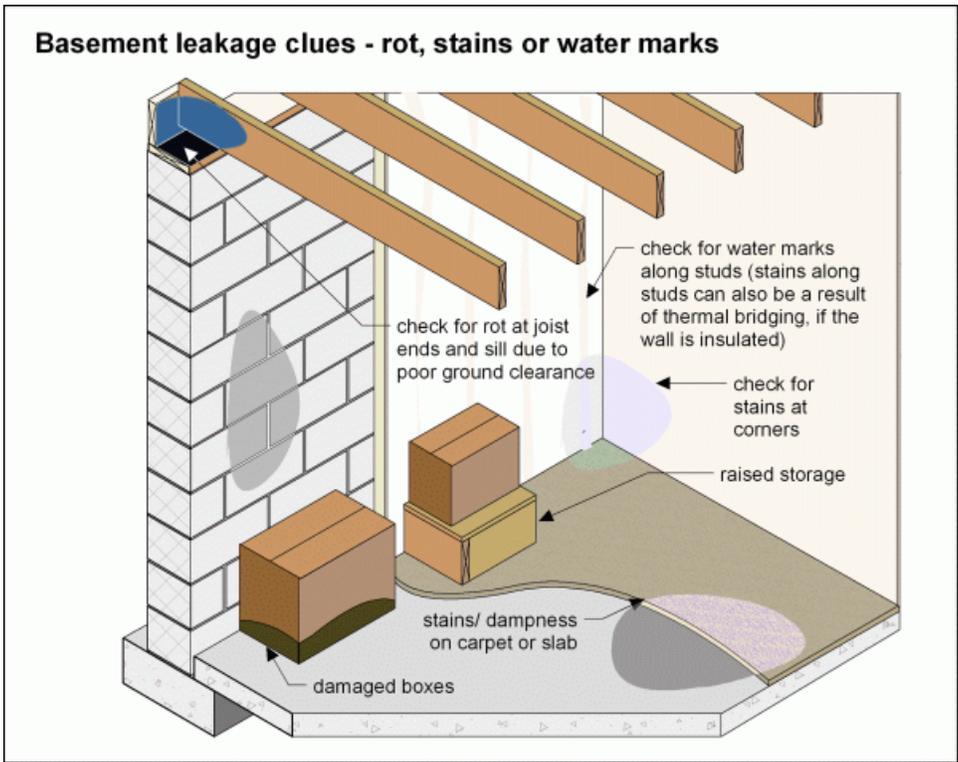
#### **33. Condition:** • Water on floor

At the time of this site visit there was at least three to four inches of standing water covering at least 50-75% of the basement floor. Given the condition of piping, framing and other mechanical components in the basement, this has been a chronic condition negatively impacting the building -perhaps for decades. Comprehensively, this is the most important - and challenging - issue regarding the long term interest and preservation of the structure. Moisture readings taken from many of the building's floor framing in the basement were high, (from 25-90%). This condition contributes to rusting on metal drains and structural supports, decay in wood framing members and the increased likelihood of mold and/or mildew growth. As noted elsewhere in this document, some structural components have been heavily impacted by this wet condition. Consultation with qualified contractors will be needed to devise a comprehensive list of strategies and solutions to correct this environment.

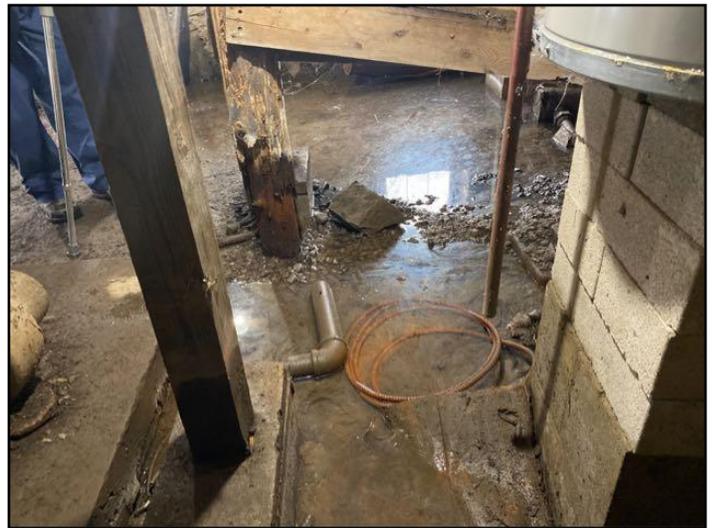
**Implication(s):** Chance of water damage to structure, finishes and contents

**Location:** Residence- basement





Standing water in basement



Standing water in basement



*Standing water in basement*



*High moisture readings throughout framing*

**BASEMENT \ Wet basements - vulnerability**

**34. Condition:** • Floor drain missing

Part of any comprehensive correction of water issue in the basement will include the entry doorway. Currently the threshold is at grade level and this feature, too, is most likely allowing water to enter the substructure. Include in your discussions with qualified contractors and improve.

**Implication(s):** Chance of water damage to structure, finishes and contents

**Location:** Residence- basement entry



*Another water entry point*

**END OF REPORT**